



## Edmonton Alberta

\$294,900

A rare find in downtown Edmonton, this SECURE, GATED 3bed/3bath townhouse offers the space and comfort of a single-family home without the hassle of upkeep and maintenance. Lightly lived in for only six months per year, it remains in pristine condition. The home features vaulted ceilings, hardwood flooring, a fireplace, and a sleek modern kitchen with quartz countertops. Enjoy BOTH a balcony AND private back yard, perfect for relaxing. Stay comfortable year-round with central air conditioning and feel secure with a top-tier security system. Perfect for anyone who leads an active lifestyle, retiree who needs front drive access, travels or works out of town, this gated community offers exclusive amenities including a gym and common area, plus titled/heated underground parking. Just steps from the river valley, and close to transit, Rogers Place, boutique shops, and Edmonton's thriving restaurant scene, this home blends luxury and convenience. Step into your future today! HEAT, ELECTRICITY & WATER INCLUDED! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 3 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Initia Real Estate

<https://www.outlinehomes.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.